

£110,000

Old Station Place, Chatteris, Cambridgeshire PE16 6BF

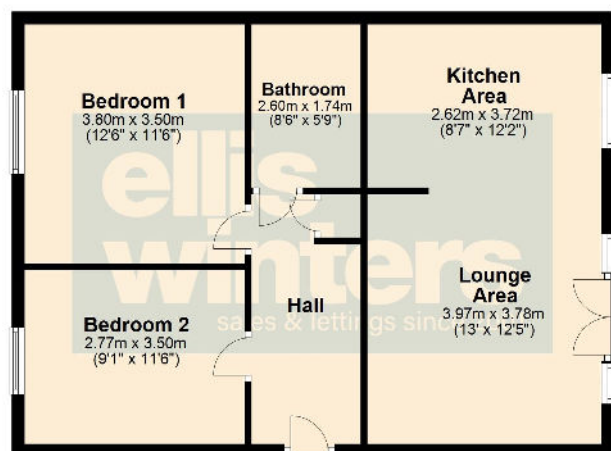


To arrange a viewing call us now on 01354 694900

Offered for sale with no forward chain, this spacious two bedroom second-floor apartment would make an excellent first-time purchase or investment opportunity. Well presented throughout, the property offers two generous double bedrooms along with a fabulous open-plan kitchen, dining and living area, creating a bright and sociable space ideal for both relaxing and entertaining. The living area is further enhanced by a charming Juliet balcony, allowing plenty of natural light to flood the room. Further benefits include allocated parking, plus a roof garden adding to the convenience of this appealing modern apartment. Whether you are taking your first step onto the property ladder or looking for a sound investment, this fabulous apartment is certainly worthy of a viewing!

Ground Floor

Approx. 61.4 sq. metres (661.0 sq. feet)



Total area: approx. 61.4 sq. metres (661.0 sq. feet)

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HALL
Storage cupboard.

KITCHEN AREA
3.72m (12'2") x 2.62m (8'7")
Fitted with a matching range of wall and base units housing single electric oven and four ring gas hob with extractor over, integrated washing machine, wall mounted gas boiler, space for fridge/freezer, window to side and open plan to living area.



LOUNGE AREA
3.97m (13') x 3.78m (12'5")
Juliet balcony with double doors and windows to each side.

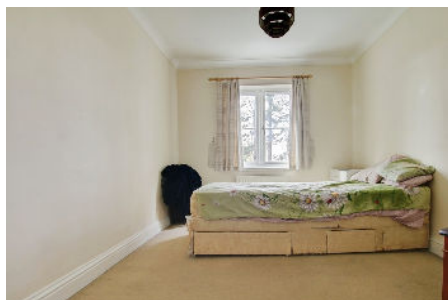
BEDROOM 1
3.80m (12'6") x 3.50m (11'6")
Window to side.

BEDROOM 2
3.50m (11'6") x 2.77m (9'1")
Window to side.



BATHROOM
Fitted with a panelled bath which has mixer tap shower, low level WC and hand wash basin.

OUTSIDE
There is one allocated parking space.



Tenure - Leasehold
Leasehold Information
125 year Lease from 2007
Ground rent - £125
Building Insurance - £383.93
Service Charge - £736.50 every 6 months

SERVICES
Mains gas, electricity, water and drainage.
The property has gas fired central heating.

Fenland District Council Tax band A
Energy rating B



Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £66.67 plus VAT per transaction (£80 inc VAT), payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

Ellis Winters also provides professional Lettings, Property Management, Estate Management and Block Management services. Whether you are considering renting your property to support your next move, exploring buy-to-let opportunities, seeking a review of your existing portfolio, or looking for expert management support, our experienced team is on hand to assist. Please contact us using the details above to discuss your requirements.

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